

Introduced \_\_\_\_\_  
Public hearing \_\_\_\_\_  
Council action \_\_\_\_\_  
Executive action \_\_\_\_\_  
Effective date \_\_\_\_\_

## County Council of Howard County, Maryland

2009 Legislative Session

Legislative day # 7

### **BILL NO. 29 – 2009 (ZRA – 102)**

**Introduced by: The Chair  
at the request of the Wilde Lake Business Trust**

**AN ACT** amending the Howard County Zoning Regulations to allow the owner of any portion of a Village Center in the New Town zoning district to petition to amend certain approved development plans for the owner's property; establishing public notice, information, and justification requirements for such petitions; establishing standards to be used by the Zoning Board in evaluating and considering such petitions; and generally relating to the New Town zoning district.

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Introduced and read first time \_\_\_\_\_, 2009. Ordered posted and hearing scheduled.

By order \_\_\_\_\_  
Stephen M. LeGendre, Administrator to the County Council

Having been posted & notice of time & place of hearing and title of Bill having been published according to Charter, the Bill was read for a second time at a public hearing on \_\_\_\_\_, 2009 and concluded on \_\_\_\_\_, 2009.

By order \_\_\_\_\_  
Stephen M. LeGendre, Administrator to the County Council

This Bill was read the third time \_\_\_\_\_, 2009 and Passed \_\_\_, Passed with amendments \_\_\_, Failed \_\_\_.

By order \_\_\_\_\_  
Stephen M. LeGendre, Administrator to the County Council

Sealed with the County Seal and presented to the County Executive for approval this \_\_\_\_\_ day of \_\_\_\_\_, 2009 at \_\_\_\_\_ a.m./p.m.

By order \_\_\_\_\_  
Stephen M. LeGendre, Administrator to the County Council

Approved/vetoed by the County Executive on \_\_\_\_\_, 2009.

\_\_\_\_\_  
Ken Ulman, County Executive

NOTE: [[text in brackets]] indicates deletions from existing law; TEXT IN ALL CAPITALS indicates additions to existing law.  
~~Strikeout~~ indicates material deleted by amendment; Underlining indicates material added by amendment.

*Section 1. Be it enacted by the County Council of Howard County, Maryland, that new Numbers 168 through ~~170~~ 171 172, of Subsection A, of Section 103 “Definitions”, and new Subsections F “Village Center Redevelopment, Major” and Subsection G “Village Center Redevelopment, Minor” of Section 125 “NT (New Town) District”, are hereby added to the Howard County Zoning Regulations, to read as follows:*

## **Howard County Zoning Regulations**

### **SECTION 103: Definitions**

168. VILLAGE CENTER, NEW TOWN AMENITY AREA – A USABLE OUTDOOR LANDSCAPED AREA SUCH AS A PLAZA, COURTYARD, GARDEN OR SIMILAR AREA WHICH IS DESIGNED TO BE OPEN TO THE PUBLIC AND EASILY ACCESSIBLE.

~~168~~ 169. VILLAGE CENTER COMMUNITY PLAN – AN ADVISORY PLAN WHICH HAS BEEN DEVELOPED BY THE COMMUNITY AND ENDORSED BY THE VILLAGE BOARD.

~~168~~ ~~169~~ 170. VILLAGE CENTER, NEW TOWN – A MIXED-USE DEVELOPMENT IN THE NEW TOWN DISTRICT WHICH IS IN A LOCATION DESIGNATED ON THE NEW TOWN PRELIMINARY DEVELOPMENT PLAN AS A “VILLAGE CENTER”, WHICH IS DESIGNED TO BE A COMMUNITY FOCAL POINT AND GATHERING PLACE FOR THE SURROUNDING VILLAGE NEIGHBORHOODS BY INCLUDING THE FOLLOWING ITEMS:

A. AN OUTDOOR, PUBLIC, VILLAGE GREEN, PLAZA OR SQUARE, WHICH HAS BOTH HARDSCAPE AND SOFTSCAPE ELEMENTS. THIS PUBLIC SPACE SHALL BE DESIGNED TO FUNCTION AS AN ACCESSIBLE, PRIMARILY PEDESTRIAN-ORIENTED PROMENADE CONNECTING THE VARIOUS VILLAGE CENTER BUILDINGS AND SHALL INCLUDE PUBLIC SEATING FEATURES;

B. STORES, SHOPS, OFFICES OR OTHER COMMERCIAL USES WHICH PROVIDE OPPORTUNITIES TO FULFILL THE DAY-TO-DAY NEEDS OF THE VILLAGE RESIDENTS, SUCH AS FOOD STORES, SPECIALTY STORES, SERVICE AGENCIES,

1 FINANCIAL INSTITUTIONS, PERSONAL SERVICES, MEDICAL SERVICES, AND  
2 RESTAURANTS;

3  
4 C. SPACE FOR COMMUNITY USES AND/OR INSTITUTIONAL USES; AND

5  
6 ~~D. IF APPROPRIATE TO SUPPORT AND ENHANCE OTHER USES IN THE VILLAGE~~  
7 ~~CENTER, RESIDENTIAL USES.~~

8  
9 D. RESIDENTIAL USES, TO THE EXTENT APPROPRIATE TO SUPPORT AND  
10 ENHANCE, BUT NOT OVERWHELM, OTHER USES IN THE VILLAGE CENTER.

11  
12 ~~169 170~~ 171. VILLAGE CENTER REDEVELOPMENT, MAJOR - A REDEVELOPMENT OF A NEW  
13 TOWN VILLAGE CENTER THAT INCLUDES ANY PROPOSAL TO ADD RESIDENTIAL USES, OR  
14 TO ~~ESTABLISH NEW USES THAT ARE NOT CURRENTLY PERMITTED;~~ MAKE A CHANGE IN  
15 THE PERMITTED LAND USE CATEGORIES SET FORTH IN THE CHART CONTAINED IN  
16 SECTION 125.A.8 OF THE REGULATIONS, WITHIN THE BOUNDARIES OF A NEW TOWN  
17 VILLAGE CENTER, FOR WHICH AN AMENDMENT TO THE NEW TOWN PRELIMINARY  
18 DEVELOPMENT PLAN IS REQUIRED IN ACCORDANCE WITH SECTION 125.F.

19  
20 ~~170 171~~ 172. VILLAGE CENTER REDEVELOPMENT, MINOR - A REDEVELOPMENT OF A NEW  
21 TOWN VILLAGE CENTER WHICH IS NOT A MAJOR VILLAGE CENTER REDEVELOPMENT, IN  
22 ACCORDANCE WITH SECTION 125.G., AND WHICH REQUIRES APPROVAL IN ACCORDANCE  
23 WITH SECTIONS 125.C., 125.D., OR 125.E. AS APPROPRIATE.

## 24 25 26 **SECTION 125: NT (New Town) Districts**

27  
28  
29 F. VILLAGE CENTER REDEVELOPMENT, MAJOR

30  
31 ~~1. ANY PROPERTY OWNER OF ANY PORTION OF A VILLAGE CENTER MAY PETITION TO~~  
32 ~~AMEND AN APPROVED PRELIMINARY DEVELOPMENT PLAN, COMPREHENSIVE SKETCH~~  
33 ~~PLAN, FINAL DEVELOPMENT PLAN AND/OR SITE DEVELOPMENT PLAN IN ACCORDANCE~~

1 WITH THIS SECTION, FOR THAT PORTION OF LAND WHICH THEY OWN. THE OWNER  
2 (“PETITIONER”) MAY PROPOSE AMENDMENTS TO THE APPROVED PRELIMINARY  
3 DEVELOPMENT PLAN, COMPREHENSIVE SKETCH PLAN, FINAL DEVELOPMENT PLAN AND  
4 SITE DEVELOPMENT PLAN TO ALLOW ANY USE OR DENSITY, SUBJECT TO THE FOLLOWING  
5 LIMITATIONS:

6 1. A PROPOSAL FOR A MAJOR VILLAGE CENTER REDEVELOPMENT IS NOT ELIGIBLE  
7 FOR CONSIDERATION UNDER THE PROCESS PROVIDED BY SUBSECTION B, C AND D  
8 OF THIS SECTION 125 AND SHALL BE FILED ONLY IN ACCORDANCE WITH THE  
9 PROCEDURES OF THIS SUBSECTION F. THE OWNER OF ANY PORTION OF A VILLAGE  
10 CENTER MAY PROPOSE A MAJOR VILLAGE CENTER REDEVELOPMENT BY FILING A  
11 PETITION TO AMEND AN APPROVED PRELIMINARY DEVELOPMENT PLAN,  
12 COMPREHENSIVE SKETCH PLAN, OR FINAL DEVELOPMENT PLAN FOR THE OWNER’S  
13 PROPERTY IN THE VILLAGE CENTER. THE OWNER (“PETITIONER”) MAY PROPOSE  
14 AMENDMENTS TO ALLOW ANY USE OR DENSITY, SUBJECT TO THE FOLLOWING  
15 LIMITATIONS:

16  
17 A. THE AMENDMENT SHALL COMPLY WITH SECTION 125.A.5.A. CONCERNING M-2  
18 AND R-MH USES;

19  
20 B. USES NOT CURRENTLY PERMITTED BY THE ZONING REGULATIONS ARE  
21 PROHIBITED; ~~AND~~

22  
23 C. THE AMENDMENT SHALL COMPLY WITH SECTION 125.A.4. CONCERNING THE  
24 MAXIMUM RESIDENTIAL DENSITY OF 2.5 DWELLING UNITS PER ACRE IN THE NT  
25 DISTRICT; ~~;~~ AND

26  
27 D. ANY MAJOR VILLAGE CENTER MIXED-USE REDEVELOPMENT SHALL BE  
28 CONSIDERED TO BE A "COMMERCIAL" USE IN THE CHART CONTAINED IN SECTION  
29 125A.8. OF THE REGULATIONS FOR PURPOSES OF CALCULATING COMPLIANCE  
30 WITH THE CHART’S REQUIREMENTS AS TO THE MINIMUM AND MAXIMUM  
31 PERCENTAGE OF “COMMERCIAL” IN THE TOTAL AREA OF THE NEW TOWN  
32 DISTRICT. THE VILLAGE CENTER REDEVELOPMENT SHALL NOT RESULT IN A NET  
33 LOSS OF OPEN SPACE.

1  
2 2. VILLAGE CENTER COMMUNITY PLANNING PROCESS  
3

4 A. NOTICE OF INTENT TO DEVELOP - AT LEAST 60 DAYS PRIOR TO THE REQUIRED  
5 INITIAL PRE-SUBMISSION MEETING, THE PETITIONER SHALL DELIVER TO THE  
6 BOARD OF DIRECTORS OF THE COMMUNITY ASSOCIATION (THE "VILLAGE  
7 BOARD") OF SAID VILLAGE CENTER AND THE DEPARTMENT OF PLANNING AND  
8 ZONING A NOTICE OF INTENT TO DEVELOP.  
9

10 B. VILLAGE CENTER COMMUNITY PLAN - WITHIN THE ENSUING 60 DAY PERIOD  
11 FROM THE NOTICE OF INTENT TO DEVELOP, THE VILLAGE BOARD MAY CREATE OR  
12 UPDATE A VILLAGE CENTER COMMUNITY PLAN, AS FOLLOWS :  
13

14 (1.) A VILLAGE CENTER COMMUNITY PLAN MAY INCLUDE BUT IS NOT  
15 LIMITED TO:  
16

17 A. THE BOUNDARIES OF THE VILLAGE CENTER ;

18 B. PLANNING AND DESIGN CONCEPTS;

19 C. MINIMA, MAXIMA, PRECISE VALUES, AND SPECIFIC REQUIREMENTS  
20 CONCERNING, BUT NOT LIMITED TO, VILLAGE CENTER AMENITY  
21 AREAS, BUILDING HEIGHTS, BULK REQUIREMENTS, PARKING,  
22 DENSITY, AND PERMITTED USES;

23 D. WHETHER THE VILLAGE BOARD HAS ARCHITECTURAL REVIEW AS  
24 DESIGNATED IN THE VILLAGE COVENANTS; AND

25 E. IDENTIFICATION OF ANY HISTORICAL OR SIGNATURE ASPECTS OF THE  
26 VILLAGE CENTER.  
27

28 (2.) THE VILLAGE BOARD MAY REQUEST ASSISTANCE FROM HOWARD COUNTY  
29 GOVERNMENT .  
30

31 (3.) A VILLAGE CENTER COMMUNITY PLAN MAY BE SUBMITTED TO THE  
32 DEPARTMENT OF PLANNING AND ZONING AND, IF SUBMITTED, IS AVAILABLE

1 TO THE PUBLIC IN ACCORDANCE WITH THE MARYLAND PUBLIC  
2 INFORMATION ACT.

3  
4 (C.) VILLAGE CENTER CONCEPT PLANNING WORKSHOP - AT LEAST ONE WEEK AFTER  
5 THE NOTICE OF INTENT TO DEVELOP AND AT LEAST 30 DAYS BEFORE THE FIRST  
6 PRE-SUBMISSION COMMUNITY MEETING, THE PETITIONER SHALL INITIATE AND  
7 PARTICIPATE IN A VILLAGE CENTER CONCEPT PLANNING WORKSHOP, AS  
8 FOLLOWS:

9  
10 (1.) THE WORKSHOP WILL BE HELD IN ACCORDANCE WITH THE PROCEDURAL AND  
11 NOTICE PROVISIONS OF HOWARD COUNTY CODE SECTION 16.128; AND  
12

13 (2.) THE PURPOSE OF THE VILLAGE CENTER CONCEPT PLANNING WORKSHOP IS TO  
14 FACILITATE A COLLABORATIVE PLANNING DISCUSSION WHICH MAY INCLUDE  
15 BUT NOT BE LIMITED TO THE FOLLOWING:  
16

- 17 A. VILLAGE CENTER BOUNDARIES;  
18 B. ANY COMMUNITY REDEVELOPMENT VISIONS OR EXISTING VILLAGE  
19 CENTER COMMUNITY PLANS;  
20 C. PLANNING AND DESIGN CONCEPTS; AND  
21 D. APPROPRIATE USES.  
22

23 (D) THE RESULTS OF THE WORKSHOP SHOULD BE USED BY THE PETITIONER TO CREATE  
24 THE CONCEPT PLAN AND BY THE VILLAGE BOARD TO CREATE OR UPDATE ITS  
25 VILLAGE CENTER COMMUNITY PLAN.  
26

27 (E) NOTHING IN THIS SECTION SHALL BE INTERPRETED TO PRECLUDE A VILLAGE  
28 BOARD FROM ADOPTING A VILLAGE CENTER COMMUNITY PLAN PRIOR TO THE  
29 FILING OF A NOTICE OF INTENT TO DEVELOP.  
30

1        ~~2~~ 3.    PRE-SUBMISSION COMMUNITY MEETINGS AND REQUESTS FOR  
2        COMMUNITY RESPONSE STATEMENTS  
3

4            A.        PRIOR TO PETITIONING TO AMEND THE PRELIMINARY DEVELOPMENT PLAN, THE  
5                        PETITIONER IS REQUIRED TO HOLD A PRE-SUBMISSION COMMUNITY MEETING IN  
6                        ACCORDANCE WITH HOWARD COUNTY CODE SECTION 16.128. IN ADDITION TO  
7                        THE WRITTEN NOTICE REQUIREMENTS OF HOWARD COUNTY SECTION 16.128(C),  
8                        THE PETITIONER SHALL ALSO NOTIFY IN WRITING:  
9

10                    (1)        ALL PROPERTY OWNERS IDENTIFIED IN THE RECORDS OF THE STATE  
11                        DEPARTMENT OF ASSESSMENTS AND TAXATION OF PROPERTIES WITHIN  
12                        THE GEOGRAPHIC BOUNDARIES OF THE VILLAGE CENTER AS PROPOSED  
13                        BY THE PETITIONER; AND  
14

15                    (2)        THE BOARD OF DIRECTORS OF THE COMMUNITY ASSOCIATION (THE  
16                        "VILLAGE BOARD") OF ~~SAID~~ ALL VILLAGE CENTER CENTERS.  
17

18                    ALTHOUGH SECTION 16.205 ORDINARILY REQUIRES ONLY ONE PRE-SUBMISSION  
19                        COMMUNITY MEETING, A PETITIONER FOR A MAJOR VILLAGE CENTER  
20                        REDEVELOPMENT PROPOSAL IS REQUIRED TO HOLD A MINIMUM OF TWO SUCH  
21                        MEETINGS, THE SECOND OF WHICH SHALL BE HELD AT LEAST 30 DAYS AFTER THE  
22                        INITIAL MEETING, ALLOWING THE PETITIONER TO ADDRESS ANY CONCERNS OR  
23                        SUGGESTIONS EXPRESSED AT THE INITIAL MEETING.  
24

25                    SUBSEQUENT TO THE FIRST PRE-SUBMISSION COMMUNITY MEETING AND PRIOR  
26                        TO FILING THE PETITION, THE PETITIONER SHALL PRESENT THE CONCEPT PLAN  
27                        AND PROPOSED DESIGN GUIDELINES TO THE DESIGN ADVISORY PANEL FOR  
28                        EVALUATION IN ACCORDANCE WITH THE PROCEDURES ESTABLISHED IN SECTION  
29                        16.1500 OF THE COUNTY CODE. THE DESIGN ADVISORY PANEL  
30                        RECOMMENDATIONS SHALL BE FORWARDED TO THE PLANNING BOARD AND THE  
31                        ZONING BOARD FOR THEIR CONSIDERATION OF THE MAJOR VILLAGE CENTER  
32                        REDEVELOPMENT.  
33

1 B. WITHIN TWO DAYS AFTER ITS ACCEPTANCE OF A PETITION FOR A MAJOR VILLAGE  
2 CENTER REDEVELOPMENT, THE DEPARTMENT OF PLANNING AND ZONING SHALL  
3 SEND A NOTICE TO THE VILLAGE BOARD OF THE VILLAGE IN WHICH THE VILLAGE  
4 CENTER PETITIONING FOR REDEVELOPMENT IS LOCATED. THE NOTICE SHALL  
5 REQUEST THAT THE VILLAGE BOARD SUBMIT A COMMUNITY RESPONSE  
6 STATEMENT OUTLINING ITS COMMENTS ON THE REDEVELOPMENT PROPOSAL.  
7 THE NOTICE SHALL DIRECT THE VILLAGE BOARD TO:

8  
9 ~~(1) ADDRESS ITS COMMENTS IN TERMS OF ANY SPECIFIC APPROVAL~~  
10 ~~CRITERIA THE VILLAGE BOARD RECOMMENDS BE INCLUDED BY THE~~  
11 ~~ZONING BOARD IN ITS DECISION ON THE MAJOR VILLAGE CENTER~~  
12 ~~REDEVELOPMENT; AND~~

13  
14 ~~(2) PROVIDE ITS RESPONSES TO THE SECTION 125.F.3.A.(6) CRITERIA.~~

15  
16 (1) PROVIDE ITS RESPONSES TO THE SECTION 125.F.4.A.(8) CRITERIA;

17  
18 (2) ADDRESS ITS COMMENTS IN TERMS OF ANY OTHER SPECIFIC APPROVAL  
19 CRITERIA THE VILLAGE BOARD RECOMMENDS BE CONSIDERED BY THE  
20 ZONING BOARD IN ITS DECISION ON THE MAJOR VILLAGE CENTER  
21 REDEVELOPMENT; AND

22  
23 (3) PROVIDE A RESPONSE REGARDING:

24 (A) THE BOUNDARY OF THE VILLAGE CENTER PROPOSED BY THE  
25 PETITIONER;

26 (B) PLANNING AND DESIGN CONCEPTS, INCLUDING BUT NOT LIMITED TO  
27 HOW IT FITS INTO THE SURROUNDING AREA;

28 (C) WHETHER THE PETITION IS IN HARMONY WITH A VILLAGE CENTER  
29 COMMUNITY PLAN, IF ONE EXISTS;

30 (D) MINIMA, MAXIMA, PRECISE VALUES, AND/OR SPECIFIC  
31 REQUIREMENTS CONCERNING, BUT NOT LIMITED TO, VILLAGE  
32 CENTER AMENITY AREAS, BUILDING HEIGHTS, BULK REQUIREMENTS,  
33 PARKING, DENSITY, AND/OR PERMITTED USES; AND



1 (E) WHETHER THE VILLAGE BOARD HAS ARCHITECTURAL REVIEW AS  
2 DESIGNATED IN THE VILLAGE COVENANTS.

3  
4 ~~C. TO BE ELIGIBLE TO HAVE ITS COMMENTS ADDRESSED IN THE TECHNICAL STAFF~~  
5 ~~REPORT ON THE MAJOR VILLAGE CENTER REDEVELOPMENT, THE VILLAGE~~  
6 ~~BOARD SHALL SUBMIT ITS COMMUNITY RESPONSE STATEMENT TO THE~~  
7 ~~DEPARTMENT OF PLANNING AND ZONING NO LATER THAN 45 DAYS AFTER THE~~  
8 ~~DATE OF THE NOTICE. C. IF THE COMMUNITY RESPONSE STATEMENT IS~~  
9 ~~SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING WITHIN 45 DAYS~~  
10 ~~AFTER THE DATE OF THE NOTICE, THE COMMUNITY RESPONSE STATEMENT SHALL~~  
11 ~~BE CONSIDERED BY THE DEPARTMENT AS THE TECHNICAL STAFF REPORT IS~~  
12 ~~BEING PREPARED. A SUBMITTED COMMUNITY RESPONSE STATEMENT BECOMES~~  
13 ~~PART OF THE PUBLIC RECORD FOR THE MAJOR VILLAGE CENTER~~  
14 ~~REDEVELOPMENT CASE, AND WILL BE FORWARDED TO THE PLANNING BOARD~~  
15 ~~PRIOR TO ITS INITIAL MEETING ON THE ZONING BOARD CASE.~~

16  
17 ~~3~~ 4. PETITION INFORMATION

18  
19 A. THE PETITION FOR AMENDMENT OF THE PRELIMINARY DEVELOPMENT PLAN  
20 SHALL BE TO THE ZONING BOARD AND SHALL CONTAIN THE FOLLOWING INFORMATION:

21  
22 (1) THE INFORMATION SET FORTH IN HOWARD COUNTY ZONING  
23 REGULATIONS SECTIONS 125.B.1.A, B AND C AND 125.B.2.

24  
25 (2) A GENERAL DESCRIPTION OF THE GEOGRAPHIC BOUNDARIES, AS  
26 PROPOSED BY THE PETITIONER, OF THE VILLAGE CENTER WHICH IS THE SUBJECT MATTER OF THE  
27 PETITION.

28  
29 (3) A COPY OF ANY COVENANTS AND/OR DEED RESTRICTIONS OF RECORD.

30  
31 (~~3~~ 4) A DESCRIPTION OF THE VILLAGE CENTER INCLUDING, THE NAMES OF ALL  
32 PROPERTY OWNERS WITHIN THE VILLAGE CENTER, THE EXISTING BUILDINGS AND USES WITHIN THE  
33 VILLAGE CENTER, AND THE PROPOSED BUILDINGS AND USES.

1 (4 5) A CONCEPT PLAN THAT SETS FORTH AN INFORMATIVE, CONCEPTUAL  
2 AND SCHEMATIC REPRESENTATION OF THE PROPOSED REDEVELOPMENT IN A SIMPLE, CLEAR AND LEGIBLE  
3 MANNER THAT PROVIDES INFORMATION INCLUDING, BUT NOT LIMITED TO THE GENERAL SITE LAYOUT,  
4 PROPOSED BUILDING TYPES AND USES, PROPOSED NUMBER OF DWELLING UNITS, SQUARE FOOTAGE FOR  
5 NON-RESIDENTIAL PROJECTS, PARKING AND TRAFFIC, ~~PEDESTRIAN~~ PEDESTRIAN/BICYCLE CIRCULATION,  
6 PROPOSED ~~OPEN SPACE~~ VILLAGE CENTER AMENITY AREA(S), EXTERIOR LIGHTING AND PUBLIC  
7 TRANSPORTATION OPPORTUNITIES, GENERAL LOCATION AND SIZE OF SIGNAGE, LANDSCAPE CONCEPT,  
8 ANY SIGNIFICANT CHANGES TO TOPOGRAPHY AND SURFACE DRAINAGE, AND THE GENERAL LOCATION OF  
9 NATURAL FEATURES. IN ADDITION, THE CONCEPT PLAN SHALL ALSO COMPLY WITH THE PLAN  
10 INFORMATION REQUIREMENTS SPECIFIED IN SECTION 100.G.2.A OF THE ZONING REGULATIONS.

11  
12 (5 6) PROPOSED DESIGN GUIDELINES WHICH WILL BE IMPOSED UPON THE  
13 MAJOR VILLAGE CENTER REDEVELOPMENT AND VILLAGE CENTER; ~~AND~~

14  
15 (6 7) COMMENT ON WHETHER THE PROPOSED REDEVELOPMENT IS IN HARMONY  
16 WITH THE VILLAGE CENTER COMMUNITY PLAN; AND

17  
18 (6 7 8) A JUSTIFICATION STATEMENT WHICH IDENTIFIES THE IMPACTS OF THE  
19 PROPOSED MAJOR VILLAGE CENTER REDEVELOPMENT ON THE NATURE AND PURPOSE OF THE VILLAGE  
20 CENTER AND ITS RELATION TO THE SURROUNDING COMMUNITY. THE JUSTIFICATION STATEMENT SHALL  
21 ~~ADDRESS~~ DEMONSTRATE HOW THE VILLAGE CENTER REDEVELOPMENT MEETS THE FOLLOWING  
22 CRITERIA:

23  
24 A. THE ~~MAJOR~~ VILLAGE CENTER REDEVELOPMENT WILL FOSTER ORDERLY GROWTH  
25 AND PROMOTE THE PURPOSES OF THE VILLAGE CENTER IN ACCORDANCE WITH  
26 THE PLANNED CHARACTER OF THE NT DISTRICT;

27  
28 B. THE AMOUNT OF COMMERCIAL BUSINESS FLOOR AREA CONTAINED IN THE  
29 VILLAGE CENTER REDEVELOPMENT IS APPROPRIATE TO PROVIDE RETAIL AND  
30 COMMERCIAL SERVICE TO THE VILLAGE ~~CENTER~~ AS A LOCATION FOR  
31 CONVENIENT, DIVERSE COMMERCIAL BUSINESS USES WHICH SERVE THE LOCAL  
32 NEIGHBORHOODS OF THE VILLAGE AND SURROUNDING LOCAL COMMUNITY;

- 1 C. THE ~~MAJOR~~ VILLAGE CENTER REDEVELOPMENT WILL FOSTER THE PURPOSE OF A  
2 VILLAGE CENTER AS A COMMUNITY FOCAL POINT PROVIDING GOOD  
3 OPPORTUNITIES FOR COMMUNITY INTERACTION AND COMMUNICATION;  
4
- 5 D. THE LOCATIONS AND THE RELATIVE PROPORTIONS OF THE PERMITTED USES FOR  
6 COMMERCIAL BUSINESSES, DWELLINGS, AND OPEN SPACE USES, AND THE  
7 PROJECT DESIGN WILL ENHANCE THE EXISTING DEVELOPMENT SURROUNDING  
8 THE ~~MAJOR~~ VILLAGE CENTER REDEVELOPMENT;  
9
- 10 E. THE ~~MAJOR~~ VILLAGE CENTER REDEVELOPMENT PROVIDES ACCESSIBLE USEABLE  
11 LANDSCAPED AREAS SUCH AS COURTYARDS, PLAZAS OR SQUARES;  
12
- 13 F. THE ~~MAJOR~~ VILLAGE CENTER REDEVELOPMENT IS COMPLIANT WITH ALL  
14 APPLICABLE ENVIRONMENTAL POLICIES AND REQUIREMENTS, AND PROVIDES  
15 NEW ENVIRONMENTAL IMPROVEMENTS TO THE REDEVELOPMENT AREA  
16 THROUGH THE USE OF METHODS SUCH AS, BUT NOT LIMITED TO, GREEN  
17 BUILDING STANDARDS, WATER CONSERVATION, NATURAL DRAINAGE SYSTEMS,  
18 THE PLANTING OF NATIVE VEGETATION, THE REMOVAL OF EXISTING INVASIVE  
19 PLANTS, THE IMPROVEMENT OF STORMWATER DEFICIENCIES, AND FOLLOWING  
20 LOW IMPACT DEVELOPMENT PRACTICES;  
21
- 22 G. THE ~~MAJOR~~ VILLAGE CENTER REDEVELOPMENT FOSTERS PEDESTRIAN AND  
23 BICYCLE ACCESS; ~~AND~~  
24
- 25 H. PUBLIC TRANSIT OPPORTUNITIES ARE APPROPRIATELY INCORPORATED INTO THE  
26 ~~DEVELOPMENT~~ VILLAGE CENTER REDEVELOPMENT;  
27
- 28 I. THE VILLAGE CENTER REDEVELOPMENT IS COMPATIBLE WITH THE  
29 SURROUNDING COMMUNITY; AND  
30
- 31 I.J. THE VILLAGE CENTER WILL CONTINUE TO MEET THE DEFINITION OF A NEW OWN  
32 VILLAGE CENTER.  
33

34 4 5. ZONING BOARD ACTION

- 1 A. IN ITS EVALUATION OF THE PROPOSED MAJOR VILLAGE CENTER REDEVELOPMENT, THE  
2 ZONING BOARD SHALL MAKE FINDINGS ON THE FOLLOWING:  
3
- 4 1. WHETHER THE PETITION COMPLIES WITH THE APPLICABLE GENERAL GUIDES AND  
5 STANDARDS SET FORTH IN HOWARD COUNTY ZONING REGULATIONS SECTION  
6 125.B.3;  
7
- 8 2. WHETHER THE PROPOSED MAJOR VILLAGE CENTER REDEVELOPMENT COMPLIES  
9 WITH THE SPECIFIC DEFINITION FOR A NEW TOWN VILLAGE CENTER;  
10
- 11 3. WHETHER THE PETITION COMPLIES WITH THE MAJOR VILLAGE CENTER  
12 REDEVELOPMENT CRITERIA IN SECTION 125.F.4.A.(8); AND  
13
- 14 4. REGARDLESS OF THE ZONING BOARD'S FINDINGS ON SUBSECTIONS 4.A.1  
15 THROUGH 3 ABOVE, WHETHER THE PETITIONER'S ~~PROPOSED~~ PROPERTY IS WITHIN  
16 THE APPROPRIATE BOUNDARIES OF THE NEW TOWN VILLAGE CENTER, ~~OR SOME~~  
17 ~~OTHER PROPOSED BOUNDARIES, ARE THE APPROPRIATE BOUNDARIES FOR THE~~  
18 ~~VILLAGE CENTER.~~  
19
- 20 B. REGARDLESS OF WHETHER THE ZONING BOARD CONDITIONALLY APPROVES OR DENIES  
21 THE PETITION, IT SHALL MAKE A DECISION ON THE VILLAGE CENTER BOUNDARIES.  
22
- 23 C. THE PETITION SHALL BE GRANTED ONLY IF THE ZONING BOARD FINDS THAT THE  
24 PETITION COMPLIES WITH THESE REGULATIONS AND THAT THE AMENDMENT TO THE  
25 PRELIMINARY DEVELOPMENT PLAN SHALL BE PERMITTED AT THE PROPOSED SITE.  
26
- 27 D. IF THE ZONING BOARD APPROVES THE PETITION, THE DECISION AND ORDER OF THE  
28 ZONING BOARD SHALL:  
29
- 30 1. APPROVE ~~THE~~ DESIGN GUIDELINES FOR THE VILLAGE CENTER;  
31
- 32 2. APPROVE ~~THE~~ A CONCEPT PLAN; ~~AND~~  
33

1 3. ESTABLISH MINIMA, MAXIMA, PRECISE VALUES ~~OR~~ AND SPECIFIC REQUIREMENTS  
2 CONCERNING AMENITY AREAS, BUILDING HEIGHT(S); CONCERNING, BUT NOT  
3 LIMITED TO, VILLAGE CENTER AMENITY AREAS, BUILDING HEIGHTS, BULK  
4 REQUIREMENTS, PARKING, DENSITY AND PERMITTED USES; AND

5  
6 4 ESTABLISH THE VILLAGE CENTER BOUNDARIES.

7  
8 E. IN THE DECISION AND ORDER, THE ZONING BOARD MAY MAKE ANY AMENDMENTS OR  
9 MODIFICATIONS TO THE PROPOSED BOUNDARIES OF THE VILLAGE CENTER, THE  
10 PROPOSED DESIGN GUIDELINES AND THE PROPOSED CONCEPT PLAN AND MAY ESTABLISH  
11 ANY OTHER CRITERIA WHICH IT DEEMS TO BE APPROPRIATE. ALL LATER APPROVALS AND  
12 DECISIONS FOR THE PROPERTIES INCLUDED IN THE CONCEPT PLAN ARE BOUND BY AND  
13 MUST BE CONSISTENT WITH THE DECISION AND ORDER OF THE ZONING BOARD.

14  
15 F. IF THE PETITION IS GRANTED, REPRODUCIBLE COPIES OF ALL APPROVED PLANS, AND  
16 COPIES OF ALL APPROVED SUPPORTING DOCUMENTS SUCH AS ANY DEVELOPMENT  
17 GUIDELINES AND STANDARDS AND THE DESIGN GUIDELINES, SHALL BE CERTIFIED AS  
18 APPROVED BY THE ZONING BOARD AND VERIFIED COPIES OF THE SAME SHALL BE  
19 FORWARDED TO THE DEPARTMENT OF PLANNING AND ZONING , THE VILLAGE BOARD,  
20 AND THE PETITIONER. ALL PARTIES NOTIFIED PURSUANT TO SECTION 125.F.2. AND ANY  
21 OTHER PROPERTY OWNER WITHIN THE BOUNDARIES DECIDED BY THE ZONING BOARD,  
22 SHALL BE PROVIDED WITH NOTICE OF THE ZONING BOARD'S DECISION.

23  
24 G. IF THE ZONING BOARD DENIES THE PETITION, IT MAY MAKE A DECISION ON THE VILLAGE  
25 CENTER BOUNDARIES.

26  
27 § 6. IF THE AMENDMENT ~~OF~~ TO THE PRELIMINARY DEVELOPMENT PLAN IS APPROVED BY THE ZONING  
28 BOARD, THEN THE PETITIONER IS AUTHORIZED TO SUBMIT THE AMENDMENTS TO THE  
29 COMPREHENSIVE SKETCH PLAN AND FINAL DEVELOPMENT PLAN IN ACCORDANCE WITH  
30 HOWARD COUNTY ZONING REGULATIONS SECTION 125.C. ~~HOWEVER, PRIOR TO THE SUBMITTAL~~  
31 ~~OF THE COMPREHENSIVE SKETCH PLAN TO THE PLANNING BOARD, THE PETITIONER SHALL~~  
32 ~~PRESENT A SKETCH PLAN OR ITS EQUIVALENT TO THE DESIGN ADVISORY PANEL FOR ITS~~  
33 ~~EVALUATION IN ACCORDANCE WITH THE PROCEDURES ESTABLISHED IN SECTION 16.1500 OF THE~~  
34 ~~COUNTY CODE. THE DESIGN ADVISORY PANEL RECOMMENDATIONS SHALL BE FORWARDED TO~~

~~THE PLANNING BOARD FOR ITS CONSIDERATION OF THE COMPREHENSIVE SKETCH PLAN FOR THE  
MAJOR VILLAGE CENTER REDEVELOPMENT AND THE ASSOCIATED SUBSEQUENT PLANS.~~

6 7. IF THE COMPREHENSIVE SKETCH PLAN AND FINAL DEVELOPMENT PLAN ARE APPROVED IN  
ACCORDANCE WITH HOWARD COUNTY ZONING REGULATIONS SECTION 125.F.5, THEN THE  
PETITIONER IS AUTHORIZED TO SUBMIT A SITE DEVELOPMENT PLAN IN ACCORDANCE WITH  
HOWARD COUNTY ZONING REGULATIONS SECTION 125.E.

7 8. ADDITIONAL PLANNING BOARD REVIEW CRITERIA FOR MAJOR VILLAGE CENTER  
REDEVELOPMENTS

IN ADDITION TO THE ESTABLISHED CRITERIA USED BY THE PLANNING BOARD IN ITS EVALUATION  
AND APPROVAL OF COMPREHENSIVE SKETCH PLANS, FINAL DEVELOPMENT PLANS, AND SITE  
DEVELOPMENT PLANS, FOR MAJOR VILLAGE CENTER REDEVELOPMENT PROPOSALS THE  
PLANNING BOARD SHALL MAKE FINDINGS ON WHETHER THE COMPREHENSIVE SKETCH PLAN,  
FINAL DEVELOPMENT PLAN, AND SITE DEVELOPMENT PLAN IS IN CONFORMANCE WITH ALL THE  
FINDINGS AND CONCLUSIONS OF THE ZONING BOARD DECISION AND ORDER FOR THE MAJOR  
VILLAGE CENTER REDEVELOPMENT.

G. VILLAGE CENTER REDEVELOPMENT, MINOR

~~1. UNLESS AN AMENDMENT TO THE APPROVED COMPREHENSIVE SKETCH PLAN AND THE  
APPROVED FINAL DEVELOPMENT PLAN IS REQUIRED UNDER SECTION 125.F, ANY  
PROPERTY OWNER OF ANY PORTION OF A VILLAGE CENTER MAY PETITION TO AMEND AN  
APPROVED SITE DEVELOPMENT PLAN FOR THAT PORTION OF LAND WHICH THEY OWN,  
SUBJECT TO PLANNING BOARD APPROVAL IN ACCORDANCE WITH SECTION 125.E.1 OF  
THE ZONING REGULATIONS AND SECTION 1.106 OF THE RULES OF PROCEDURE OF THE  
HOWARD COUNTY PLANNING BOARD.~~

~~2. ANY PROPERTY OWNER OF ANY PORTION OF A VILLAGE CENTER MAY PETITION TO  
AMEND AN APPROVED COMPREHENSIVE SKETCH PLAN OR FINAL DEVELOPMENT PLAN  
FOR THAT PORTION OF LAND WHICH THEY OWN, BUT ONLY INVOLVING THE OPEN SPACE,  
COMMERCIAL, OR OTHER USES LAND USE CATEGORIES AS DESCRIBED IN THE SECTION~~

1 ~~125.A.8 CHART. SUCH AN AMENDMENT TO THE APPROVED COMPREHENSIVE SKETCH~~  
2 ~~PLAN OR THE FINAL DEVELOPMENT PLAN SHALL COMPLY WITH THE FOLLOWING~~  
3 ~~REQUIREMENTS:~~  
4

5 ~~A. PRE SUBMISSION COMMUNITY MEETINGS AND REQUESTS FOR COMMUNITY~~  
6 ~~RESPONSE STATEMENTS~~  
7

8 ~~(1) PRIOR TO PETITIONING TO AMEND THE PRELIMINARY DEVELOPMENT PLAN, THE~~  
9 ~~PETITIONER IS REQUIRED TO HOLD A PRE SUBMISSION COMMUNITY MEETING IN~~  
10 ~~ACCORDANCE WITH HOWARD COUNTY CODE SECTION 16.128. IN ADDITION TO~~  
11 ~~THE WRITTEN NOTICE REQUIREMENTS IN HOWARD COUNTY CODE SECTION~~  
12 ~~16.128(C), THE PETITIONER SHALL ALSO NOTIFY IN WRITING:~~  
13

14 ~~(A) ALL PROPERTY OWNERS IDENTIFIED IN THE RECORDS OF THE STATE~~  
15 ~~DEPARTMENT OF ASSESSMENTS AND TAXATION OF PROPERTIES~~  
16 ~~WITHIN THE GEOGRAPHIC BOUNDARIES OF THE VILLAGE CENTER AS~~  
17 ~~PREVIOUSLY DETERMINED BY THE DEPARTMENT OF PLANNING AND~~  
18 ~~ZONING; AND~~  
19

20 ~~(B) THE BOARD OF DIRECTORS OF THE COMMUNITY ASSOCIATION (THE~~  
21 ~~"VILLAGE BOARD") OF SAID VILLAGE.~~  
22

23 ~~(2) WITHIN TWO DAYS AFTER ITS ACCEPTANCE OF A PETITION FOR A MINOR VILLAGE~~  
24 ~~CENTER REDEVELOPMENT, THE DEPARTMENT OF PLANNING AND ZONING SHALL~~  
25 ~~SEND A NOTICE TO THE VILLAGE BOARD OF THE VILLAGE IN WHICH THE VILLAGE~~  
26 ~~CENTER PETITIONING FOR REDEVELOPMENT IS LOCATED. THE NOTICE SHALL~~  
27 ~~REQUEST THAT THE VILLAGE BOARD SUBMIT A COMMUNITY RESPONSE~~  
28 ~~STATEMENT OUTLINING ITS COMMENTS ON THE REDEVELOPMENT PROPOSAL.~~  
29 ~~THE NOTICE SHALL DIRECT THE VILLAGE BOARD TO:~~  
30

31 ~~(A) ADDRESS ITS COMMENTS IN TERMS OF ANY SPECIFIC APPROVAL~~  
32 ~~CRITERIA THE VILLAGE BOARD RECOMMENDS BE INCLUDED BY THE~~  
33 ~~PLANNING BOARD IN ITS DECISION ON THE MINOR VILLAGE CENTER~~  
34 ~~REDEVELOPMENT; AND~~

(B) PROVIDE ITS RESPONSES TO THE SAME CRITERIA USED FOR MAJOR  
VILLAGE CENTER REDEVELOPMENTS IN SECTION 125.F.3.A.(6).

~~TO BE ELIGIBLE TO HAVE ITS COMMENTS ADDRESSED IN THE TECHNICAL STAFF  
REPORT ON THE MINOR VILLAGE CENTER REDEVELOPMENT, THE VILLAGE  
BOARD SHALL SUBMIT ITS COMMUNITY RESPONSE STATEMENT TO THE  
DEPARTMENT OF PLANNING AND ZONING NO LATER THAN 45 DAYS AFTER THE  
DATE ON THE NOTIFICATION.~~

~~(3) A SUBMITTED COMMUNITY RESPONSE STATEMENT BECOMES PART OF THE  
PUBLIC RECORD FOR THE MINOR VILLAGE CENTER REDEVELOPMENT CASE, AND  
WILL BE FORWARDED TO THE PLANNING BOARD PRIOR TO ITS INITIAL MEETING  
ON THE ZONING BOARD CASE.~~

1. FOR A MINOR VILLAGE CENTER REDEVELOPMENT, IF THE VILLAGE CENTER BOUNDARIES  
HAVE NOT BEEN ESTABLISHED BY THE ZONING BOARD IN A MAJOR VILLAGE CENTER  
REDEVELOPMENT OR BY THE COUNTY COUNCIL IN A GENERAL PLAN AMENDMENT, THEN  
THE PROPERTY OWNER MAY DEVELOP USING THE PROVISIONS OF SUBSECTION C, D OR E,  
AS APPROPRIATE, OF THIS SECTION.

2. FOR A MINOR VILLAGE CENTER REDEVELOPMENT, IF THE VILLAGE CENTER BOUNDARIES  
HAVE BEEN ESTABLISHED BY THE ZONING BOARD OR THE COUNTY COUNCIL, THEN A  
VILLAGE CENTER PROPERTY OWNER SHALL COMPLY WITH SECTION 125 C,D OR E. IF  
PLANNING BOARD APPROVAL IS REQUIRED , THEN THE PETITIONER SHALL ALSO COMPLY  
WITH THE FOLLOWING PROVISIONS:

A. THE PETITIONER IS REQUIRED TO HOLD A PRE-SUBMISSION COMMUNITY  
MEETING IN ACCORDANCE WITH HOWARD COUNTY CODE SECTION 16.128. IN  
ADDITION TO THE WRITTEN NOTICE REQUIREMENTS OF HOWARD COUNTY  
SECTION 16.128(C), THE PETITIONER SHALL ALSO NOTIFY IN WRITING:

(1) ALL PROPERTY OWNERS IDENTIFIED IN THE RECORDS OF THE STATE  
DEPARTMENT OF ASSESSMENTS AND TAXATION OF PROPERTIES WITHIN



1 THE GEOGRAPHIC BOUNDARIES OF THE VILLAGE CENTER AS  
2 PREVIOUSLY ESTABLISHED; AND

3  
4 (2) THE BOARD OF DIRECTORS OF THE COMMUNITY ASSOCIATION (THE  
5 "VILLAGE BOARD") OF ALL VILLAGE CENTERS.

6  
7 B. SUBSEQUENT TO THE PRE-SUBMISSION COMMUNITY MEETING AND PRIOR TO  
8 FILING THE PETITION, THE PETITIONER SHALL PRESENT THE CONCEPT PLAN AND  
9 THE DESIGN GUIDELINES TO THE DESIGN ADVISORY PANEL FOR EVALUATION IN  
10 ACCORDANCE WITH THE PROCEDURES ESTABLISHED IN SECTION 16.1500 OF THE  
11 COUNTY CODE. THE DESIGN ADVISORY PANEL RECOMMENDATIONS SHALL BE  
12 FORWARDED TO THE PLANNING BOARD FOR THEIR CONSIDERATION OF THE  
13 MINOR VILLAGE CENTER REDEVELOPMENT.

14  
15 C. WITHIN TWO DAYS AFTER ITS ACCEPTANCE OF A PETITION FOR A MINOR VILLAGE  
16 CENTER REDEVELOPMENT, THE DEPARTMENT OF PLANNING AND ZONING SHALL  
17 SEND A NOTICE TO THE VILLAGE BOARD OF THE VILLAGE IN WHICH THE VILLAGE  
18 CENTER PETITIONING FOR REDEVELOPMENT IS LOCATED. THE NOTICE SHALL  
19 REQUEST THAT THE VILLAGE BOARD SUBMIT A COMMUNITY RESPONSE  
20 STATEMENT OUTLINING ITS COMMENTS ON THE REDEVELOPMENT PROPOSAL.  
21 THE NOTICE SHALL DIRECT THE VILLAGE BOARD TO:

22  
23 (1) PROVIDE ITS RESPONSES TO THE SECTION 125.F.4.A.(8) CRITERIA;

24  
25 (2) ADDRESS ITS COMMENTS IN TERMS OF ANY OTHER SPECIFIC APPROVAL  
26 CRITERIA THE VILLAGE BOARD RECOMMENDS BE CONSIDERED BY THE  
27 PLANNING BOARD IN ITS DECISION ON THE MINOR VILLAGE CENTER  
28 REDEVELOPMENT; AND

29  
30 (3) PROVIDE A RESPONSE REGARDING:

31  
32 (A) PLANNING AND DESIGN CONCEPTS, INCLUDING BUT NOT LIMITED  
33 TO HOW IT FITS INTO THE SURROUNDING AREA;  
34

1                   (B) WHETHER THE PETITION IS IN HARMONY WITH A VILLAGE  
2                   CENTER COMMUNITY PLAN, IF ONE EXISTS;

3  
4                   (C) MINIMA, MAXIMA, PRECISE VALUES, AND SPECIFIC  
5                   REQUIREMENTS CONCERNING, BUT NOT LIMITED TO, VILLAGE  
6                   CENTER AMENITY AREAS, BUILDING HEIGHTS, BULK  
7                   REQUIREMENTS, PARKING, DENSITY, AND PERMITTED USES; AND

8  
9                   (D) WHETHER THE VILLAGE BOARD HAS ARCHITECTURAL REVIEW AS  
10                  DESIGNATED IN THE VILLAGE COVENANTS.

11  
12               D. IF THE COMMUNITY RESPONSE STATEMENT IS SUBMITTED TO THE  
13               DEPARTMENT OF PLANNING AND ZONING WITHIN 45 DAYS AFTER THE DATE  
14               OF THE NOTICE, THE COMMUNITY RESPONSE STATEMENT SHALL BE  
15               CONSIDERED BY THE DEPARTMENT AS THE TECHNICAL STAFF REPORT IS  
16               BEING PREPARED. A SUBMITTED COMMUNITY RESPONSE STATEMENT  
17               BECOMES PART OF THE PUBLIC RECORD FOR THE MINOR VILLAGE CENTER  
18               REDEVELOPMENT CASE, AND WILL BE FORWARDED TO THE PLANNING BOARD  
19               PRIOR TO ITS INITIAL MEETING OR HEARING ON THE CASE.

20  
21  
22               ~~(4E.)~~ PROCEDURES AND APPROVAL CRITERIA

23  
24               A REQUEST FOR AN AMENDMENT TO AN APPROVED COMPREHENSIVE  
25               SKETCH PLAN OR AN APPROVED FINAL DEVELOPMENT PLAN FOR A MINOR  
26               VILLAGE CENTER REDEVELOPMENT SHALL BE REVIEWED IN ACCORDANCE  
27               WITH THE SECTION 125.C REQUIREMENTS, EXCEPT THAT THE CRITERIA TO BE  
28               USED IN THE PLANNING BOARD EVALUATION SHALL BE THE SAME AS THOSE  
29               IN SECTION 125.F.4.A.(8), (A) THROUGH (J) THAT ARE NOT RELATED TO  
30               RESIDENTIAL USES.

31  
32  
33       *Section 2. And Be It Further Enacted by the County Council of Howard County, Maryland,*  
34       *that the remainder of Section 103 of the Zoning Regulations be renumbered accordingly.*

1  
2 **Section 3. And be It Further Enacted** by the County Council of Howard County, Maryland, that  
3 the Department of Planning and Zoning shall evaluate and report to the County Council on the  
4 Village Center Redevelopment, Major and Village Center Redevelopment, Minor subsections of  
5 the NT (New Town) District Section within one year of issuance of use and occupancy permits  
6 for the first plans approved under these subsections.

7  
8 **Section 3 4. And Be It Further Enacted** by the County Council of Howard County, Maryland,  
9 that the provisions of this Act shall become effective 61 days after enactment.